

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 10, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:43 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

EXCUSED: CHAIRMAN RICHARD TRUESDELL,

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, opened the Commissioners' Briefing by listing the following items:

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| Item 4 | TMP-2464 | Abeyance to 8/14/2003 |
| Item 12 | ZON-1962 | Abeyance to 7/24/2003 |
| Item 13 | SDR-1964 | Abeyance to 7/24/2003 |
| Item 14 | VAR-2354 | Withdrawn |
| Item 15 | SDR-2309 | Withdrawn |
| Item 24 | GPA-2497 | Abeyance to 7/24/2003 |
| Item 30 | GPA-2510 | Withdrawn |
| Item 31 | ZON-2509 | Withdrawn |
| Item 32 | SDR-2582 | Withdrawn |

CONDITION CHANGES:

Item 5 [TMP-2470], Condition 6 relating to the sprinkling of the houses will need to be modified to remove the term "all" and replace with "the two houses outside of the 150-foot distance."

Item 18 [VAR-2419], Condition 3 needs to be modified to read "in lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer shall contribute to the City of Las Vegas Parks CIP, if not cash then park amenities." MR. CLAPSADDLE commented that this would give the developer two options.

Item 21 [SDR-2399] and Item 36 [SDR-2430], both items will have amendments to conditions which will be detailed when brought forward for discussion.

Item 34 [SDR-2475], Condition 13 will require a modification. BART ANDERSON, Public Works Department, recommended that the language “if required by the Clark County School District” be removed and just require the dedication of the right-of-way.

Item 52 [SDR-2484], Condition 3 should be modified, changing 10 feet to 6 feet.

ADDITIONAL ITEMS:

MR. CLAPSADDLE stated that staff will recommend the following items be pulled from the Consent Agenda:

Item 1 [TMP-2444]

There is a condition imposed on the Variance requiring a \$2,000 contribution to the Parks Fund by the applicant. Staff wants this condition to be clarified for the applicant and have the applicant acknowledge that he understands.

Item 7 [EOT-2448]

MR. CLAPSADDLE stated that this application is a request for an extension of time and noted that staff is recommending Denial.

Item 55 [SDR-2422]

MR. CLAPSADDLE recommended this item be pulled forward to be heard with other abeyance items. MR. GENZER stated it would be held in the order as agendaed.

ADDITIONAL COMMENTS:

DEPUTY CITY ATTORNEY BRYAN SCOTT asked whether any particular action was being taken on Item 37 [ZON-2457] and Item 38 [SDR-2458]. GARY LEOBOLD, Planning and Development Department, stated that both items would be heard.

BART ANDERSON referencing Item 2 [TMP-2459] remarked this is a Condominium project and that the developer has proposed 25-foot wide streets. MR. ANDERSON wanted to clarify that this is permitted when the entire property is held by a single common entity.

VICE CHAIRMAN QUINN informed the audience that Item 12 [ZON-1962] and Item 13 [SDR-1964], pertaining to the Clark County School District, will be held in abeyance to the 7/24/2003 meeting because the notification had not been completed.

MEETING ADJOURNED AT 5:52 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 10, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by COMMISSIONER GALATI.

CALL TO ORDER: 6:05 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

EXCUSED: CHAIRMAN RICHARD TRUESDELL,

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003

SUBJECT:

Approval of the minutes of the June 12, 2003 Planning Commission Meeting

MOTION:

**GOYNES – ABEYANCE TO 8/14/2003 Planning Commission Meeting – UNANIMOUS
with TRUESDELL excused**

MINUTES:

There was no discussion.

(6:10)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003

VICE CHAIRMAN QUINN announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

VICE CHAIRMAN QUINN read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

VICE CHAIRMAN QUINN noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2444 - CIMARRON MEADOWS UNIT 4 - ALEXANDER & PHILLIP MACKOVSKI, ET AL - Request for a Tentative Map for a 13-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.67 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] Under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with the applicant.

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, explained that this is a 13-lot subdivision. He stated that staff has recommended this item be pulled from the Consent Agenda in order to clarify a condition placed on a related variance by the City Council. VAR-1733, Condition 3, states that the open space shall be waived contingent upon the applicant donating to the Park an amount not to exceed \$5,000 in the form of cash, in-kind services, resources, labor or material.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 1 – TMP-2444

MINUTES – Continued:

ALEXANDER MACKOVSKI, 7745 Maggie Belle Court, agreed with all conditions. VICE CHAIRMAN QUINN stated that staff wanted to be assured that he agreed with the clarification. MR. MACKOVSKI once again concurred.

(6:19 – 6:22)

1-352

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1734).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. Site development to comply with all applicable conditions of approval for ZON-1490 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2459 - CORONADO - WESTMARK HOMES ON BEHALF OF HOWARD HUGHES CORPORATION - Request for a Tentative Map for a 174-UNIT MULTI-FAMILY CONDOMINIUM SUBDIVISION on 15.33 acres located adjacent to the southwest corner of Desert Foothills Drive and Desert Sunrise Road (APN: 137-34-810-003), P-C (Planned Community) Zone, Ward 2 (McDonald).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 2, 3, 5, 6, 8 and 9 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 8 and 9 as the Becker Family is involved with this project and her firm is presently doing work with them and **TRUESDELL** excused.

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

VICE CHAIRMAN QUINN stated that Item 1 [TMP-2444] and Item 7 [EOT-2448] will be pulled forward for discussion. Item 4 [TMP-2464] will be held in abeyance to the 8/14/2003 Planning Commission Meeting.

(6:17 – 6:19)

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 2 – TMP-2459

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01), Summerlin Site Plan Review (CRG-2384), and the P-C (Planned Community) Zoning Plan Development Standards.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all proposed street names and all required trails bordering the site shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. If not already constructed or guaranteed by the master developer, construct half-street improvements, including widened paving, on Paseo Flower Court, Desert Sunrise Road and Desert Foothills Drive adjacent to this site. Also, if not already constructed or guaranteed by the Master Developer, provide a paved legal access to this site concurrent with development of this site.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 2 – TMP-2459

CONDITIONS - Continued:

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed gated access driveway accessing Paseo Flower Court shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
10. Provide a second access as required by the Master Traffic Impact Analysis for this site.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. Site development to comply with all applicable conditions of approval for CRG-2384, SV-0018-01, the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2460 - DAY DAWN CROSSING - NEVADA HOMES GROUP, INC. ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 48-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.01 acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 2, 3, 5, 6, 8 and 9 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 8 and 9 as the Becker Family is involved with this project and her firm is presently doing work with them and **TRUESDELL** excused.

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:17 – 6:19)

1-274

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 3 – TMP-2460

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1719).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. A Petition of Vacation to vacate Butler Road, such as VAC-2133, must record prior to the recordation of a Final Map for this site.
7. The design of the entry street that provides external access from this subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline as required per Municipal Code 18.12.160 unless a waiver is obtained.
8. Site development to comply with all applicable conditions of approval for ZON-1718 and all other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2464 - TWILIGHT AT ELKHORN RANCH - D.R. HORTON, INC. ON BEHALF OF BERNICE Q H HOM REVOCABLE TRUST, ET AL - Request for a Tentative Map for a 101-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 8/14/2003 Planning Commission Meeting – UNANIMOUS with TRUESEDELL excused

NOTE: COMMISSIONER McSWAIN disclosed that she would vote on the abeyance but would be abstaining when the item comes forward as her firm is currently in litigation with D.R. Horton.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:12 – 6:13)

1-118

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2470 - CENTENNIAL PARK - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map for a 203 -LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.6 acres adjacent to the north side of Elkhorn Road, approximately 1350 feet east of Fort Apache Road (APN: 125-17-401-005), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 2, 3, 5, 6, 8 and 9 subject to conditions and Amending Condition 6 as follows:

6. Either provide 36 foot wide (flow line to flow line) common lots or provide residential fire systems for units facing proposed 24 foot wide common lots *as required by the Department of Fire Services.*

– **UNANIMOUS** with McSWAIN abstaining on Items 8 and 9 as the Becker Family is involved with this project and her firm is presently doing work with them and TRUESELL excused.

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, explained the modification to Condition 6 and noted that the applicant is aware of the change.

(6:17 – 6:19)

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 5 – TMP-2470

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1925) and the Town Center Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. Either provide 36 foot wide (flow line to flow line) common lots or provide residential fire systems for all units facing proposed 24 foot wide common lots.

Public Works

7. The existing easement (CLV 20030109:02438) shown in the northeast corner of this site should be vacated to avoid possible title issues for Lot 122.
8. 37 feet wide residential streets shall be constructed with "L"-type curbing, not roll type curbing as shown in the detail for a 37 feet wide private street section on this Tentative Map.
9. Landscape and maintain all unimproved rights-of-way on Elkhorn Road, Severance Lane, and Campbell Road adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road, Severance Lane and Campbell Road public rights-of-way adjacent to this site prior to occupancy of any units in this site.
11. Site development to comply with all applicable conditions of approval for SDR-1925, Z-0076-98, the Town Center Development Standards and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 5 – TMP-2470

CONDITIONS:

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2473 - HELLER ESTATES - HELLER DEVELOPMENT COMPANY ON BEHALF OF RBJ SEPARATE PROPERTY TRUST, ET AL - Request for a Tentative Map for a 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 & 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 2, 3, 5, 6, 8 and 9 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 8 and 9 as the Becker Family is involved with this project and her firm is presently doing work with them and TRUESDELL excused.

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:17 – 6:19)

1-274

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 6 – TMP-2473

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1971).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The elbow at the intersection of Sauza Street and Agave Street and the widened streets widths (hammer heads) on both Agave Street and Anejo Street at the emergency access gates, as proposed on the submitted Tentative Map dated 6/13/03 and accepted by the City Engineer, shall be incorporated into the civil drawings and Final Map.
7. Site development to comply with all applicable conditions of approval for ZON-1970, SDR-1971, and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2448 - DAVID CHESNOFF ON BEHALF OF ECKELEY M KEACH, ET AL -
Request for an Extension of Time on an approved Special Use Permit (U-0040-01) FOR A PROPOSED MINOR AUTO REPAIR GARAGE WITH SERVICE BAYS THAT FACE A PUBLIC RIGHT-OF-WAY on 4.62 acres located adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN: 163-01-501-001 and 002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

C.C. 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has consistently recommended denial of this project as the applicant has not met the base conditions of approval. One of the conditions stipulates that service bay openings shall be designed to minimize visual intrusion into adjoining properties and shall not face public rights-of-way.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 7 – EOT-2448

MINUTES – Continued:

ATTORNEY DAVID CHESNOFF and ATTORNEY ECKELEY KEACH represented their application. He explained that when this project was first approved, they received strong support from the citizens who reside in that neighborhood. He stated that economic circumstances prevented them from completing their project but they fully intend to follow through with their plans. ATTORNEY CHESNOFF confirmed that the original application was for a boat and car dealership.

COMMISSIONER McSWAIN stated she was not certain that this would be the appropriate location for the use. ATTORNEY CHESNOFF pointed out that there is a similar dealership across the street in the County. He further remarked that in discussions with staff, staff indicated that their position was to be consistent with their original determination. He explained that to address those concerns, he has worked with the City Council and their staff to establish conditions.

COMMISSIONER EVANS asked whether there are any legal parameters. DEPUTY CITY ATTORNEY BRYAN SCOTT informed that they are the same as when previously acted upon and the Commission can make the determination to grant the extension if they feel it is warranted because of the applicants' good-faith efforts.

COMMISSIONER GALATI was agreeable to granting the extension of time basically because of the support by the community and the project itself is very well designed. COMMISSIONER McSWAIN, not having been on the Board when the original submittal was made appreciated the comments, but still had reservations because she was not privy to the initial information that was provided. VICE CHAIRMAN QUINN recalled that there were residents who strongly supported this application.

(6:22 – 6:34
1-448

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on July 10, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (U-0040-01) and all site-related actions as required by the Planning and Development Department and Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2454 - JOHN LAING HOMES ON BEHALF OF BECKER TRUST COMPANY -
Request for an Extension of Time on an approved Rezoning (Z-0001-99) FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 189.20 acres adjacent to the east side of the Durango Drive alignment, between the Moccasin Road and Log Cabin Way alignments (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 125-05-604-047), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C. 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 2, 3, 5, 6, 8 and 9 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 8 and 9 as the Becker Family is involved with this project and her firm is presently doing work with them and TRUESDELL excused.

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:17 – 6:19)

1-274

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 8 – EOT-2454

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on July 10, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning [Z-0001-99] and all site-related actions as required by the Planning and Development Department and Department of Public Works.

Public Works

3. Original Condition #21 of Z-1-99 dated May 21, 1999, shall be revised to read; Dedicate 50 feet of right-of-way adjacent to this site for Moccasin Road along an alignment acceptable to the City Planning Engineer as required by the Department of Public Works. The alignment of Moccasin Road shall be altered at the east edge of this site to avoid the existing drainage dike facility; additional right-of-way may be required for the altered alignment. Also, dedicate appropriate right-of-way for Log Cabin Way adjacent to this site, with the first phase of construction anywhere on the site, unless an alternate access plan to provide legal access to APN 125-04-001-008 is proposed to and accepted by the City Engineer. The applicant shall work with City staff to determine dedication requirements of other perimeter streets, with final approval of alignments by the City Engineer, prior to the submittal of a Tentative Map. Final right-of-way requirements shall be determined with the Tentative Map for this site.
4. Site development to comply with all original conditions of approval for Zoning Reclassification Z-0001-99 and all subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2499 - JOHN LAING HOMES ON BEHALF OF LAS VEGAS DUNES, INC. -
Request for a Reinstatement and Extension of Time on an approved Rezoning (Z-0009-99)
FROM: R-E (Residence Estates) Zone TO: R-PD2 (Residential Planned Development - 2 Units
Per Acre) Zone on 40.7 acres adjacent to the north side of the Log Cabin Way alignment,
approximately 2,700 feet east of Durango Drive (APN: 125-04-001-008), PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C. 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**GALATI - APPROVED Items 2, 3, 5, 6, 8 and 9 subject to conditions – UNANIMOUS with
McSWAIN abstaining on Items 8 and 9 as the Becker Family is involved with this project
and her firm is presently doing work with them and TRUESDELL excused.**

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN stated this is a Consent item.

(6:17 – 6:19)

1-274

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 9 – EOT-2499

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on July 10, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning [Z-0009-99] and all site-related actions as required by the Planning and Development Department and Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - GPA-1906 - RONALD N. MEYER - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (Low Density Residential) TO: O (Office) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED – Motion carried with GALATI voting No and TRUESEDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that since the last meeting when these items were held in abeyance, the applicant held a neighborhood meeting that drew four neighbors who supported the project. Based on staff's analysis, there appeared to be no demand for additional commercial. MR. CLAPSADDLE added that there had been other properties to the east of the subject site that were looking at Office and P-R at the same time. In comparison, this case only involves a single lot and staff feels it constitutes spot zoning.

RON MEYER, 4711 East Boston Street, appeared on his behalf. He stated that the property to the east of him is zoned P-R. He stated that he was approached by the property owner, who proposed to partner with him and develop both parcels as a joint venture. In addition to that neighbor, MR. MEYER also mentioned that he has canvassed other adjacent properties and has discovered that there are several property owners who would like to follow his lead, but for some the expense is too much.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 10 – GPA-1906

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, stated that although he objects to residential areas being rezoned to commercial, he understood that in certain districts it cannot be avoided and he remarked that this section of the Valley falls into that category.

CHRISTY ROSE, 42 Sacramento Drive, appeared in opposition. She pointed out that traffic in that neighborhood has increased tremendously and she fears that one day it will result in someone getting injured. She feared that if the applicant's proposed commercial does not materialize, the property would be an open invitation to transients.

MR. MEYER explained that he has had his share of problems trying to rent out this property. He disagreed with the previous speaker stating that change is good and helps to increase the value of property.

COMMISSIONER EVANS suggested that should the General Plan Amendment and the Zoning Request be approved, he would like to see the Site Development Plan come before the Planning Commission for review as a public hearing rather than having it administratively processed. COMMISSIONER McSWAIN also recommended various conditions that she would like to see incorporated into the Site Development Plan.

BART ANDERSON, Public Works Department, confirmed that two conditions have been imposed that would address both the traffic and the on-site parking situations. He also acknowledged that the applicant has offered to work with his neighbor and that increases the ability to work out on-site parking problems. Responding to COMMISSIONER McSWAIN, MR. ANDERSON pointed out that the Commission has the option of inserting language into the Traffic Study to specifically address traffic calming measures.

COMMISSIONER GALATI recalled having voted for approved of similar applications that have been done very well, but most importantly, where the projects did not incur increased traffic flow into the neighborhoods. In this case, he stressed that he would be supportive only under the condition that traffic would access only Charleston Boulevard with no access onto Sacramento Drive.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 11 [ZON-1907] for related discussion.

(6:34 – 6:57)

6:34

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-1907 - RONALD N. MEYER - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), PROPOSED USE: OFFICE, Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The applicant shall ensure that the site plan does not allow direct access to Sacramento Street.*

and amending Condition 3 as follows:

3. A Site Development Plan Review application approved by the Planning Commission and City Council **at a public hearing** prior to issuance of any permits, any site grading, and all development activity for the site.

– Motion carried with GALATI voting No and TRUESEDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

BART ANDERSON, Public Works Department, stated that both the Traffic Department and the Fire Services would review the Traffic Study. At the request of COMMISSIONER McSWAIN, he acknowledged that staff would insert the appropriate language into the Traffic Study to address traffic-calming measures.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 11 – ZON-1907

MINUTES – Continued:

COMMISSIONER GALATI, directing his comments to the applicant, stated that he would be looking for significant improvements to the site not just the painting of the building.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 10 [GPA-1906] for related discussion.

(6:34 – 6:57)

6:34

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-1906) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the northeast corner of Charleston Boulevard and Sacramento Street prior to the issuance of any permits for this site. Coordinate with the Right of Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 11 – ZON-1907

CONDITIONS - Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-1962 - CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning From: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), Proposed Use: High School, Ward 6 (Mack).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/24/2003 Planning Commission Meeting – UNANIMOUS with TRUESEDELL excused

NOTE: VICE CHAIRMAN QUINN disclosed that he is currently involved in litigation with the Clark County School District but he would be voting on the abeyance.

MINUTES:

NOTE: A combined Verbatim Transcript of Item 12 and 13 is made a part of the Final Minutes under Item 12.

VICE CHAIRMAN QUINN declared the Public Hearing open.

APPEARANCES:

DAVID CLAPSADDLE, Planning and Development Department
VICE CHAIRMAN QUINN
COMMISSIONER GALATI
COMMISSIONER McSWAIN

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 12 – ZON-1962

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:13)

1-147

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-1964 - CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review for a proposed 232,206 square foot high school on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation], [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 7/24/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL excused

NOTE: VICE CHAIRMAN QUINN disclosed that he is currently involved in litigation with the Clark County School District but he would be voting on the abeyance.

MINUTES:

NOTE: A combined Verbatim Transcript of Item 12 and 13 is made a part of the Final Minutes under Item 12.

VICE CHAIRMAN QUINN declared the Public Hearing open.

APPEARANCES:

DAVID CLAPSADDLE, Planning and Development Department
VICE CHAIRMAN QUINN
COMMISSIONER GALATI
COMMISSIONER McSWAIN

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 13 – SDR-1964

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:13)

1-147

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-2354 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE A MINIMUM OF 19 SPACES IS REQUIRED on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant by letter has requested that this and the companion Item 15 [SDR-2309] be Withdrawn Without Prejudice.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 15 [SDR-2309].

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-2309 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the Perimeter and Parking Lot Landscaping Standards FOR A PROPOSED 3,500 SQUARE-FOOT TWO-STORY MEDICAL OFFICE BUILDING on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 14 [VAR-2354].

(6:14 – 6:16)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2310 - P.H.A. NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards FOR A PROPOSED TWO-STORY 47,075 SQUARE-FOOT EDUCATIONAL BUILDING (University of Phoenix) on 4.64 acres located adjacent to the east side of Cimarron Road, approximately one hundred fifty feet (150') north of Sky Pointe Drive (APN: 125-21-710-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, prior to his presentation was extended birthday wishes by VICE CHAIRMAN QUINN.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 16 – SDR-2310

MINUTES – Continued:

MR. LEOBOLD described this project and stated that since the last meeting, the applicant has revised the Site Development Plan. Regarding the buffering, he noted that the Site Plan does indicate conformance to the buffering standards. The applicant has agreed to increase the buffering to the east to 8 feet, to increase the parking lot landscaping and ensure the islands meet the standards. In regard to the applicant's request to waive the internal buffering on the western edges of the site, staff felt it was appropriate.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and accepted all of the staff conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:57 – 7:01)

1-1658

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show the drive aisle and access linkages to and through all pad sites that are part of the overall parcel, and to show the landscape planter on the east boundary of the site and the parking lot islands and landscaping redesigned to meet Zoning Code requirements.
4. Provisions of the Zoning Code regarding perimeter buffering and landscaping are waived on the south and west boundaries of the site to the extent depicted on the site plan as approved.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 16 – SDR-2310

CONDITIONS – Continued:

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 16 – SDR-2310

CONDITIONS – Continued:

Public Works

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting all current Town Center and City Standards concurrent with on-site development activities.
17. Construct the full-width of the proposed driveway accessing Deer Springs Way and appropriate on-site paving to allow for two-way vehicular traffic.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct neighborhood or local drainage improvements as determined by the approved Drainage Plan/Study concurrent with development of this site. Alternatively, the developer may agree to contribute monies in lieu of such drainage facility improvements as are recommended; such monies shall be contributed prior to the issuance of any building or grading permits, whichever may occur first.
20. Site development to comply with all applicable conditions of approval for the Cimarron Springs Ranch (Commercial Subdivision), Zoning Reclassification Z-0076-98 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SUP-2199 - FBD, Associates on behalf of Rapid Cash - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND AUTO TITLE LOAN at 831 North Rancho Drive (APN: 139-29-701-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

VICE CHAIRMAN QUINN – NO RECOMMENDATION – Motion for DENIAL failed with QUINN, McSWAIN and NIGRO voting No and TRUESDELL excused and Motion for APPROVAL subject to conditions failed, resulting in tie votes with TRUESDELL excused and the item going forward to City Council with No Recommendation.

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this item was held due to posting concerns. MR. CLAPSADDLE confirmed that the property has since been properly posted for this meeting. Regarding the application itself, the applicant has proposed a number of enhancements to include the upgrading of the exterior of the building, landscaping, and refurbishing of the pole sign and advertising panels. He also stated that staff was concerned with the number of similar businesses in the area.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 17 – SUP-2199

MINUTES – Continued:

JOHN VORNS, 2564 Wigwam Parkway, represented the applicant. He recited the same list of enhancements stated by MR. CLAPSADDLE and addressing the neighbors' concern regarding the drive-thru, stated that his client has decided to eliminate that from his plans. MR. VORNS pointed out that this use is appropriate and compatible despite other similar facilities and felt that Rancho Drive is a dense commercial corridor that can sustain this use.

TODD FARLOW, 240 North 19th Street, disagreed with the applicant and reiterated that this area is saturated.

DAN CONTRERAS, Bonanza Village, agreed with the previous speaker that this area is definitely inundated by too many check cashing/auto title loan facilities. To emphasize his point, he showed photographs of each of the loan facilities along Rancho Drive.

MR. VORNS rebutted that this is a legitimate business, regulated by the State and the City, and his client is making numerous upgrades to an existing eyesore.

MR. CLAPSADDLE, responding to questions from COMMISSIONER McSWAIN, outlined the procedure for evaluating each application for this particular use including appearance, compatibility and regulating the number of like facilities as it pertains to distance requirements. He could not offer any suggestions as to how other jurisdictions handle these situations.

COMMISSIONER GOYNES argued that these types of business destroy the financial well-being of people and contribute to their financial downfall as they try to clear their debts. He questioned the justification for having six of these financial institutions located in the same corridor and directed staff to revisit the distance requirements.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(7:01 – 7:27)

1-1870

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-2419 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 41,164 SQUARE FEET IS REQUIRED for a proposed 57 lot Single Family Residential Development on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and amending Condition 3 as follows:

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer *shall* contribute to the City of Las Vegas Parks CIP Fund, *or in lieu of cash*, park amenities in an amount to be determined prior to the approval of a Final Map.

– UNANIMOUS with TRUEDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 18 – VAR-2419

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held in abeyance to enable it, along with the Zone Change and the Site Development Plan Review, to be heard at the same City Council meeting. Additionally, the time enabled the applicant to redesign the Site Plan.

In regard to the Site Development Plan redesign, MR. CLAPSADDLE pointed out the following changes: (a) Lots 31 through 39 will be limited to single story and (b) A pedestrian access will intersect Lots 31 and 32. Regarding the waiver of the open space, staff did not agree that the proximity or the public park justified the variance. Staff also felt the side setbacks for the single-story lots should be closer to ten feet.

ATTORNEY JENNIFER LAZOVICH, appeared on behalf of the developer. She confirmed the details outlined by MR. CLAPSADDLE and accepted staff's recommendation to adjust the side setbacks to ten feet. Besides the nine lots specified by staff, she also added that Lots 42 and 43 would be single story. She reaffirmed the applicant's request to waive the open space.

TODD FARLOW, 240 North 19th Street, commented that the size of Lots 31-39 will be too big for that area.

TIM ENDRIE, 9100 Sapphire Ridge Avenue, owns the parcel that will abut the proposed Lots 32/33/34. His main concern was the waterway and stated that those three lots will be affected by the flooding that will cut off any access to the park. He also stated that his property value would be impacted by this new project, specifically because of the size of the homes, the lot sizes and the anticipated cost of those homes.

FRED LENNARD, 3920 Diamond Ridge Street, believed this developer is cramming in too many homes for the size of the property. For the record, he objected to this development.

Addressing the previous speakers, ATTORNEY LAZOVICH stated that this project complies with the Master Plan. Regarding the drainage issues, the applicant will await the Drainage Study and make the necessary adjustments. COMMISSIONER McSWAIN challenged the statement that this meets the Master Plan when the applicant is asking to waive the open space requirements. Her major concern focused on the three homes abutting the one home of the adjacent residential.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 18 – VAR-2419

MINUTES – Continued:

COMMISSIONER GALATI recalled discussions specifying the side lots to be set at 15 feet. He felt that the waiver of open space was justified but asked that the applicant confirm acceptance of the In-lieu of Agreement. ATTORNEY LAZOVICH concurred. She also confirmed the base price of the homes, the approximate square footage of the houses, and that the front yards would be maintained by the Homeowners' Association. COMMISSIONER EVANS addressed the open space waiver once again requesting that the developer make a good-faith commitment. COMMISSIONER McSWAIN agreed, asking that the dollar amount be established. MR. CLAPSADDLE stated that there is a standard that is considered based upon certain circumstances.

After some consultation with the developer, ATTORNEY LAZOVICH made the following revisions: Lot 32 will be removed, with the square footage being evenly distributed among the remaining lots. To comply with the 15-foot setback on Lots 42 and 43, the developer can accomplish this by making those lots two story residential.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [VAR-2419] and Item 19 [SDR-2418] was held under Item 18 [VAR-2419].

(7:27 – 7:50/8:12 - 8:36)

1-2761/2-1/2-1165

CONDITIONS:

Planning and Development

1. Conformance with all conditions of approval of Rezoning (ZON-2415) and Site Development Plan Review (SDR-2418) and all subsequent site related actions.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer may contribute to the City of Las Vegas Parks CIP Fund in an amount to be determined prior to the approval of a Final Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-2418 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL - Request for a Site Development Plan Review for a proposed 57-lot Single Family RESIDENTIAL Development on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

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| Planning Commission Mtg. | 3 |
| City Council Meeting | |

APPROVALS RECEIVED BEFORE:

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| Planning Commission Mtg. | 0 |
| City Council Meeting | |

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and amending Condition 6 as follows:

6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, *including the following modifications:*
 - *The lots which abut existing single family lots to the south shall be redesigned at an average width equal to those existing lots to the south, provided that no more than two lots are eliminated from the current site plan;*
 - *The two lots which have flanking side yards on the residential lots to the south shall have a minimum width of 15 feet for those adjacent side yards; and*
 - *No more than two lots shall abut the pie-shaped lot at the eastern end of the residential development to the south.*

– UNANIMOUS with TRUESEDELL excused

To be heard by the City Council on 8/6/2003.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 19 – SDR-2418

MOTION – Continued:

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [VAR-2419] and Item 19 [SDR-2418] was held under Item 18 [VAR-2419].

(7:27 – 7:50/8:12 – 8:36)
1-2761/2-1/2-1165

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2415) to a R-PD5 (Residential Planned Development – 5 Units Per Acre) Zoning District approved by the City Council.
2. Approval of a Variance (VAR-2419) to allow zero square feet of open space approved by the City Council or a revised site plan shall be submitted for review and approval depicting useable internal open space as required by Title 19.06.040.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. Single-story homes shall be constructed on lots abutting the single family lots to the south of the site.
5. Cross access easements will not be permitted along the side property lines between dwellings.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 19 – SDR-2418

CONDITIONS – Continued:

7. The landscaping plan shall be revised prior to the submittal of civil improvement plans to reflect a minimum one 24-inch box tree every 30 linear feet of perimeter landscape planter and a minimum of four 5-gallon shrubs per tree or an acceptable alternative as outlined in the single-family guidelines for landscaping.
8. Building height shall not exceed two stories or 35 feet, whichever is less.
9. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
10. Air conditioning units shall not be mounted on rooftops
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate stepbacks.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. This site plan shall be revised to accommodate additional public street dedications in accordance with Standard Drawing #201.1 for free-right turn lanes and dual left lanes unless specifically noted in writing as not needed in the approved Traffic Impact Analysis. The Tentative Map shall show the required dedications.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 19 – SDR-2418

CONDITIONS – Continued:

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
20. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for ZON-2415 and all other subsequent site-related actions.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-2400 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A MINI-STORAGE FACILITY WITH RECREATIONAL VEHICLE STORAGE adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER McSWAIN disclosed that over five years ago she and her husband invested in other Storage One projects. They are no longer invested and have had no involvement in the project. She would be voting on the item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined changes to the site plan. These changes include breaking up pads one and two. Pad one on the west side of the Azure Drive driveway has been enlarged by 2,000 square feet. Square footage increases are in conformance with Code and adequate parking is provided. The Special Use Permit for the mini-storage with RV parking to the rear is compatible with the area and meets the base conditions of approval. He summarized for the record the conditions imposed on the Site Development Plan, specifically the prohibition of single-unit truck/trailer rentals and removal of the truck rental labels on two parking spaces east of the covered RV parking.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 20 – SUP-2400

MINUTES – Continued:

Future site plan reviews of each phase of the project will ensure that the elevations of the buildings remain compatible and maintain a consistent appearance. Staff recommended approval of both applications.

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the developer, Storage One and JIM HAMMER. MR. HAMMER does quality projects and will do one here. He concurred with the conditions, subject to clarification of Condition 15 of the Site Development Plan Review. This plan shows Regena Avenue and the only reason to come back with a future site development plan review would be if Regena Avenue were to be vacated, but the assumption is that it will not be. The project does not abut Monte Cristo Way and the developer would only need to develop abutting streets. The second clarification is Condition 18 requiring compliance with the applicable conditions imposed by the old Site Development Plan Review.

BART ANDERSON, Public Works, confirmed the comments made by MR. BORGEL with regard to the Regena Avenue vacation. He suggested revising Condition 15 to read: The petition of vacation CLV VAC-0012-01, for the purpose of vacating Regena Avenue and Monte Cristo Way must record prior to the recordation of a final map overlying Regena Avenue or issuance of any permits for non-roadway improvements within the Regena Avenue alignment adjacent to this site. That would only delay the final map if the road is vacated. MR. BORGEL concurred with the amendment to Condition 15. MR. ANDERSON verified that Condition 18 only applied to those conditions still applicable under this review.

MR. CLAPSADDLE added a new condition requiring a multi-use transportation trail along the west side of Tenaya Way. The trail shall be constructed by the applicant in accordance with the Transportation Trails Element, specifically those to be located along the south side of the Beltway and along the south side of the overall Montecito site. MR. BORGEL agreed to the added condition..

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 20 [SUP-2400] and Item 21 [SDR-2399] was held under Item 20 [SUP-2400].

(7:50 – 8:00)

2-405

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 20 – SUP-2400

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements contained in Section B.4.B of the Town Center Development Standards Manual for mini-storage use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2399).
3. The elevations shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, so that all exterior walls of the mini-storage facilities shall be constructed with a façade so as to appear as an office or retail facility.
4. The rental of single unit trucks and small utility trailers shall be prohibited. Accordingly, the site plan shall be revised to depict the elimination of the truck rental label on the two parking spaces immediately to the east of the covered RV parking
5. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-2399 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 51,000 SQUARE FOOT RETAIL CENTER AND A 90,900 SQUARE FOOT MINI-STORAGE FACILITY; AND TO ALLOW FOR A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 10.61 acres adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

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|--------------------------|---|
| Planning Commission Mtg. | 0 |
| City Council Meeting | |

APPROVALS RECEIVED BEFORE:

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| Planning Commission Mtg. | 0 |
| City Council Meeting | |

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions, an added condition to read as follows:

- *A multi-use transportation trail shall be constructed along the west side of Tenaya Way by the applicant in accordance with the Transportation Trails Element, particularly those to be located along the south side of the Beltway and along the south side of the overall Montecito site shall be required as a condition of approval and a revised site plan designs for these other portions of the site.*

and amending Condition 15 to read:

15. The petition of vacation CLV VAC-0012-01, for the purpose of vacating Regena Avenue and Monte Cristo Way must record prior to the recordation of a final map *overlying* Regena Avenue or issuance of any permits for *non-roadway improvements within the Regena Avenue alignment adjacent to this site.*

– UNANIMOUS with TRUEDELL excused

To be heard by the City Council on 8/6/2003.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 21 – SDR-2399

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 20 [SUP-2400] and Item 21 [SDR-2399] was held under Item 20 [SUP-2400].

(7:50 – 8:00)

2-410

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Recreational vehicle storage areas shall be screened completely from view from any adjoining property by a screening device. The applicant shall submit a detailed elevation of the proposed RV storage screen wall, prior to obtaining building permits.
3. Conformance to all Minimum Requirements under Section B.4.B of the Town Center Development Standards Manual for Mini-Storage use.
4. Conformance to the conditions of approval for Special Use Permit (SUP-2400).
5. The site plan shall be revised to depict the elimination of the truck rental label on the two parking spaces immediately to the east of the covered RV parking
6. At the time of submittal for a Site Development Plan Review of Phase Two, labeled “Future Development” on the submitted site plan, the applicant shall provide detailed calculations of the amount of open space provided. The overall development shall provide a minimum of 20% of the site as open space, as required by Section D.2.B.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 21 – SDR-2399

CONDITIONS - Continued:

7. The landscape plan shall be revised by the applicant and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the required amount of parking lot landscaping in the parking areas adjacent to pad #1, pad #2, pad #3 and the in-line shops.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall include a roof.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. The elevations of the in-line shops and pad buildings shall be revised by the applicant and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an articulated exterior that utilizes similar features, colors, and architectural details as approved on the previous site development plan review.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 21 – SDR-2399

CONDITIONS - Continued:

Public Works

15. The Petition of Vacation (CLV # VAC-0012-01) for the purpose of vacating Regena Avenue and Monte Cristo Way must record prior to the recordation of a Final Map abutting Regena Avenue or the Monte Cristo Way alignment, or issuance of any permits for this site. If the vacation (CLV # VAC-0012-01) is not recorded, a new Site Development Plan shall be submitted acknowledging Regena Avenue and Monte Cristo Way adjacent to or within the boundaries of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the proposed driveway accessing Regena Avenue as shown must be relocated to meet Standard Drawing #222A and Title 18.12.160 criteria if Regena Avenue is not vacated.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for the Montecito East (Commercial Subdivision), Site Development Plan Review Z-76-98(20) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ROC-2343 - ST. GEORGES EPISCOPAL CHURCH - Request for a Review of Condition of amended condition #7 [U-0138-99(1)] of an approved Special Use Permit and Site Development Plan Review (U-0138-99) which required off-site improvements FOR AN 11,806 SQUARE FOOT CHURCH adjacent to the northeast corner of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Copies of six letters of support

MOTION:

GALATI - DENIED – Motion carried with McSWAIN voting No and TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

BART ANDERSON, Public Works Department, explained that staff will stand by its recommendation for denial and does not believe any deferral of the required off-site improvements is warranted. MR. ANDERSON stated that taking into consideration the somewhat rural development of Quadrel Street, staff would recommend that the applicant construct permanent rural improvements.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 22 – ROC-2343

MINUTES – Continued:

DOUG ALTENBERY, 3500 Kilbarry Court, appearing on behalf of the applicant, disagreed with the denial but concurred with staff conditions. MR. ALTENBERY explained that surrounding homes had not existed at the time the Church was constructed. MR. ALTENBERY submitted copies of letters of support from the neighbors. He remarked that if they were required to put in the off-site improvements on Quadrel Street, it would not fit the standards of that neighborhood being as there are no curbs or gutters.

TODD FARLOW, 240 North 19th Street, asked whether conditions could be held, for example 15 years, until further development is completed and can be complied with. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that it has been done with alley improvements, but deferred to Public Works for a reply. MR. ANDERSON stated that a Covenant Running with the Land for future installation of all improvements could be conditioned if required by the Planning Commission.

COMMISSIONERS McSWAIN and GALATI, both felt that this project was not conducive with rural standards. MR. ALTENBERY gave a brief description of the applicant's plans to improve the site. COMMISSIONER GALATI stated that the applicant has had adequate time to raise the funds to do the required improvements and he could no longer support this project adding that he does not consider this area rural. He also commented that eventually these properties will be annexed into the City and perhaps at that time the City can count on all the required improvements being complied with.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:00 – 8:12)

2-729

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-2591 - CITY OF LAS VEGAS - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to include design standards for the Arts District, to establish permissible uses for the Arts District, to provide corrected station locations of the Las Vegas Monorail and establish standards for development adjacent to the monorail route, to revise elements of the streetscape and design standards, and to correct the Downtown Las Vegas Centennial Plan boundaries (multiple APN), Wards 1 (Moncrief) and 5 (Weekly).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

MARGO WHEELER, Department of Planning and Development Department introduced FLINN FAGG, Community Urban Design Coordinator who briefly summarized this request and point out that the proposed standards to be adopted are listed in the packets distributed to each Commissioner. MR. FAGG indicated that one difference is the list of specific uses within the Arts District. Another change, relating to the architectural standards, takes into consideration the desires of the property owners and residents of the Arts District, who wished to have a greater degree of creativity in terms of building size and signage.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 23 – GPA-2591

MINUTES – Continued:

MIKE WORDAHL, 107 E. Charleston Boulevard, spoke on behalf of the Neighborhood Arts District Association and expressed their appreciation to MR. FAGG, MS. WHEELER, MR. KAGAFAS and MR. HOOKER for working so hard on the revision of the Downtown Centennial Plan.

TODD FARLOW, 240 North 19th Street, spoke of an article that appeared in Homes and Gardens and felt it would be a nice addition to the Arts District.

THERESA HAYNES, representing Opportunity Village, stated that she was concerned about the standards relating to building-structure improvements as her establishment does not have the appropriate funding to carry that out. COMMISSIONER GALATI clarified that approval of this amendment does not require existing establishments to do anything unless they intend to construct new buildings, do renovations, etc. In that case, they need to comply with the standards.

COMMISSIONER McSWAIN asked for an explanation of lot coverage. MR. FAGG responded and briefly explained the department's process when a request is received. He also noted that the Downtown Centennial Plan does not require the same parking and setback requirements and so those standards are being carried over to the Arts District.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:36 – 8:44)

2-2070

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-2497 - CITY OF LAS VEGAS - Request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, Ward 1 (Moncrief).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – TABLED – UNANIMOUS with TRUESDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, said staff recommends this item be Tabled until such time as it has been renotified.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:16)

1-216

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2469 - CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Land Use Plan of the General Plan FROM: PF (Public Facility) TO: L (Low Density Residential) on 0.90 acres for properties located at 1300, 1304, 1310, 1314, 1320, and 1324 East Oakey Boulevard to correct mapping errors (APN: 162-02-310-003 through 008), Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

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BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS with EVANS abstaining as he lives in the area and is involved with the neighborhood group and because of real estate interests and TRUEDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this request will rectify previous use designation errors of these sites. He stated the requested changes are appropriate and staff recommends approval.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 25 – GPA-2469

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 25 [GPA-2469] and Item 26 [ZON-2617] was held under Item 25 [GPA-2469].

(8:44 – 9:06)
2-2439

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2617 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (Civic) Zone TO: R-1 (Single-Family Residential) on 0.90 acres for properties located at 1300, 1304, 1310, 1314, 1320, and 1324 East Oakey Boulevard to correct mapping errors (APN: 162-02-310-003 through 008), Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS with EVANS abstaining as he lives in the area and is involved with the neighborhood group and because of real estate interests and TRUEDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 26 – ZON-2617

MINUTES – Continued:

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 25 [GPA-2469] and Item 26 [ZON-2617] was held under Item 25 [GPA-2469].

(8:44 – 9:06)

2-2439

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2469) to an L (Low Density Residential) land use designation approved by the City Council.
2. A Waiver is granted to the minimum lot width and size requirements for these parcels.
3. A Resolution of Intent with a two-year time limit.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-2479 - MIKE IANNUCILLI ON BEHALF OF USA CAPITAL DIVERSIFIED TRUST DEED FUND - Request to Amend a portion of the Southwest Sector of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 5.37 acres adjacent to the south side of Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard (APN: 163-03-501-006, 007, and 008), Ward 1 (Moncrief).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, summarized each application and explained that General Plan Amendment and the Zoning Request apply to the entire site, with the Special Use Permit applying to the eastern two parcels specifically, the large building on the southern end of the property.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 27 – GPA-2479

MINUTES – Continued:

In regards to the General Plan Amendment, the applicant has requested conversion of the entire site to GC (General Commercial) and staff has recommend denial as there are no similar use designations in the general area. He noted that there were four approvals for development of this site. He stated that the Rezoning Request does not conform to the current Service Commercial use for the site. MR. LEOBOLD explained that staff is uncertain of the intended use for the western portion of the site if the General Plan Amendment and Rezoning Request were approved. In regards to the Special Use Permit, staff had concerns regarding the parking arrangements and how vehicles would access the interior parking spaces.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. On the overhead, he pointed out the location of this development and the existing uses of the adjacent properties, of which he noted are mainly Commercial. ATTORNEY GRONAUER conveyed that the owner currently operates an existing business and intends to expand his operation to meet the needs of other car dealerships in the Sahara/Tenaya vicinity. He pointed out that the neighbors immediately adjacent to the site approved of this development. ATTORNEY GRONAUER proceeded to describe the operation of the business and stated that because it is contained within the building, it would be compatible with the adjacent area. There will be no outside storage of vehicles or equipment. He also stated that his client would be agreeable to a deed restriction to prevent any incompatible uses and would also agree to a one-year review.

PAUL LEBANNON, 1016 Rockaway, appeared in protest of this project. He argued that seven or eight neighbors expressing approval was not an adequate amount of support, being as there are over a thousand residents who reside in and around that area. He felt there was substantial commercial in the area and did not want this business in his neighborhood.

JAMES FRANK, 1300 Casa Del Rey Court, appeared in opposition. He stated that he has sent in written comments and opposes this operation. He also remarked that having an auto body/paint shop in the midst of apartments and residential homes is inappropriate. Despite the applicant's plan to have all work done within the building, MR. FRANK challenged that eventually the fumes will need to be exhausted and will result in air contamination.

ATTORNEY GRONAUER stated that the design of the building will negate any intrusion to the neighbors who live across the street on Charleston Boulevard. Additionally taking into account the comments, he indicated that the location of this building would be approximately 160 feet from the nearest property line. ATTORNEY GRONAUER conveyed that a Site Plan will be submitted as committed to the neighbors, to enable them to see the building elevations, color details, landscaping, buffering, etc.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 27 – GPA-2479

MINUTES – Continued:

COMMISSIONER NIGRO commented on several concerns relating to the rollup doors, appropriate ventilation, landscaping on the back property line and stated that he could not support the rezoning.

ATTORNEY GRONAUER responded to COMMISSIONER EVANS query that if the C-2 were approved they would be hard zoned for C-2 uses, and if the auto repair/body paint went away, the Special Use Permit will be voided if the use were not continued but the zoning would still remain. He reiterated that his client is agreeable to having a deed restriction. DEPUTY CITY ATTORNEY SCOTT explained the deed restriction would remain and be recorded on the actual parcel itself; however, if another applicant came forward, they would be required to submit a new Conditional Use Permit and go through the entire process again.

VICE CHAIRMAN QUINN questioned the noise generated by the equipment and how the operator would mitigate those situations. ATTORNEY GRONAUER described the layout of the building and did not feel that the noise would penetrate outside of the block walls and because there are no openings located interior to the building, he guessed that those type of noises would be minimized.

COMMISSIONER GALATI expressed his concern about the General Plan and the fact that is no General Commercial anywhere along Charleston Boulevard. COMMISSIONER McSWAIN agreed with those comments.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2479], Item 28 [ZON-2480], and Item 29 [SUP-2481] was held under Item 27 [GPA-2479].

(9:06 – 9:43)
2-2583/3-1

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-2480 - MIKE IANNUCILLI ON BEHALF OF USA CAPITAL DIVERSIFIED TRUST DEED FUND - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone and C-1 (Limited Commercial) Zone TO: C-2 (General Commercial) Zone on 5.37 acres adjacent to the south side of West Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard (APN: 163-03-501-006, 007 and 008), Ward 1 (Moncrief).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 28 – ZON-2480

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2479], Item 28 [ZON-2480], and Item 29 [SUP-2481] was held under Item 27 [GPA-2479].

(9:06 – 9:43)
2-2583/3-1

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2481 - MIKE IANNUCILLI ON BEHALF OF USA CAPITAL DIVERSIFIED TRUST DEED FUND - Request for a Special Use Permit FOR AN AUTO PAINT AND BODY REPAIR SHOP (Exoticar/Paintworks) on 2.43 acres at 6901 and 6905 West Charleston Boulevard (APN: 163-03-501-007 and 008), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 29 – SUP-2481

MINUTES – Continued:

NOTE: All discussion for Item 27 [GPA-2479], Item 28 [ZON-2480], and Item 29 [SUP-2481] was held under Item 27 [GPA-2479].

(9:06 – 9:43)

2-2583/3-1

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-2510 - AFFORDABLE HOUSING RESOURCE COUNCIL ON BEHALF OF CITY OF LAS VEGAS - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium Low Attached Density Residential) TO: M (Medium Density Residential) on 10 acres adjacent to the south side of Summerlin Parkway, approximately 660 feet east of Cimarron Road (APN: 138-28-801-002), Ward 2 (McDonald).

WITHDRAW WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **WITHDRAW WITHOUT PREJUDICE**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESEDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant by letter has requested this application and companion Item 31 [ZON-2529] and Item 32 [SDR-2582] be Withdrawn Without Prejudice.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 30 – GPA-2510

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 31 [ZON-2529] and Item 32 [SDR-2582].

(6:16)

1-232

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-2509 - AFFORDABLE HOUSING RESOURCE COUNCIL ON BEHALF OF CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] TO: R-PD17 (Residential Planned Development - 17 Units per Acre) on 10 acres adjacent to the south side of Summerlin Parkway, approximately 660 feet east of Cimarron Road (APN: 138-28-801-002), Ward 2 (McDonald).

WITHDRAW WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESEDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 30 [GPA-2510] and Item 32 [SDR-2582].

(6:16)

1-232

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2582 - AFFORDABLE HOUSING RESOURCE COUNCIL ON BEHALF OF CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 170-UNIT THREE-BUILDING SENIOR APARTMENT COMPLEX on 10 acres adjacent to the south side of Summerlin Parkway, approximately 660 feet east of Cimarron Road (APN: 138-28-801-002), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: R-PD17 (Residential Planned Development - 17 Units Per Acre)], Ward 2 (McDonald).

WITHDRAW WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 30 [GPA-2510] and Item 31 [ZON-2529].

(6:16)

1-232

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MOD-2476 - WARMINGTON HOMES NEVADA ON BEHALF OF NHU THI TRAN -
Request for a Major Modification to the Lone Mountain Master Plan FROM: PCD (Planned Community Development) TO: M (Multi-Family Medium) on 5.00 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016) U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the request for modification to the Lone Mountain Master Plan is appropriate. In regard to the Site Plan Review, staff expressed concerns regarding guest parking, the building height as it relates to the Residential Adjacency, buffering issues and ingress/egress.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 33 – MOD-2476

MINUTES – Continued:

MR. LEOBOLD also remarked that the School District has requested Bradshaw Road be retained for right-of-way and asked Public Works to provide the details regarding that request.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, and GREG BORGEL, 300 South 4th Street, appeared on behalf of the developer. Having heard MR. LEOBOLD'S comments pertaining to staff being unable to review the revised Site Plan, ATTORNEY LAZOVICH offered to hold the Site Development Plan Review for thirty days to allow staff the review the revised plan. Regarding the Major Modification, she concurred with staff's recommendations.

MR. BORGEL stated that the revised Site Plan does address each of the issues raised by staff.

TODD FARLOW, 240 North 19th Street, asked the applicant to point out the location of this project. He asked staff if any trails are located in that area.

CAROL BAILEY, 4212 Eucalyptus Annex, represented the Clark County School District. She explained that the applicant was not agreeable to dedicating 30 feet to the south to the School District. COMMISSIONER GALATI questioned how acquisition of the 30 feet will enable the School District to provide adequate access to the school.

BRUCE COLLING, 4034 Laurel Flat Court, represented his neighbors and expressed concern regarding the number of high-density developments occurring in their area. He stated that property values would be affected and traffic would be increased.

ATTORNEY LAZOVICH did not concur with the School District's request to hold the modification request. MR. BORGEL responded that as indicated on the revised Site Plan, the density has been reduced to 15 units per acre.

COMMISSIONER GALATI announced that COUNCILMAN LARRY BROWN will be conducting a neighborhood meeting at the Centennial Hills Community Center and suggested that this topic could be discussed as well.

Regarding the School District's request, BART ANDERSON, Public Works Department, stated that it is a critical issue and because there is an existing Bureau of Land Management (BLM) grant application that was submitted for the south half of this roadway, the Public Works will be required to ask for the north half unless the south half can be vacated.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 33 – MOD-2476

MINUTES – Continued:

Both COMMISSIONERS McSWAIN and EVANS asked for a more detailed Site Plan when it comes before the Commission on 8/14/2003.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 33 [MOD-2476] and Item 34 [SDR-2475] was held under Item 33 [MOD-2476].

(9:43 - 10:03)

3-557

CONDITIONS:

Planning and Development

1. A Site Development Plan Review (SDR-2475) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

Public Works

3. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.
4. An update to the Master Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2475 - WARMINGTON HOMES NEVADA ON BEHALF OF NHU THI TRAN -
Request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MULTI-FAMILY CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 8/14/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 33 [MOD-2476] and Item 34 [SDR-2475] was held under Item 33 [MOD-2476].

(9:43 - 10:03)
3-557

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-2429 - JAMES MARK, LIMITED LIABILITY COMPANY ON BEHALF OF JAMES J. BROWN, ET AL - Request for a Rezoning FROM: R-4 (High Density Residential) Zone TO: C-1 (Limited Commercial) Zone on 0.16 acres at 421 South 6th Street (APN: 139-34-710-010), Ward 1 (Moncrief).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, described the location of the site as it relates to the Downtown Centennial Plan and stated that C-1 (Limited Commercial) is one of the options that conforms to the SC (Service Commercial); therefore staff finds the applicant's request to rezone to C-1 is appropriate. Regarding the Site Development Plan Review, MR. LEOBOLD stated that the applicant is requesting a number of waivers pertaining to the parking, landscaping, and setbacks.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 35 – ZON-2429

MINUTES – Continued:

JEFF DACKS, Architect, asked for clarification regarding the alleyway improvements inasmuch as construction is scheduled to commence within three or four months. BART ANDERSON, Public Works Department, responded by saying that alley improvements are not required and the referenced condition only addresses public street improvements. MR. DACK further explained that regarding the handicap stall, his client would like to provide the access aisle according to Federal Standards. In regard to the parking lot lights, MR. DACK explained that the property owner prefers that the property be well lit to avoid intrusion by unwanted individuals and he proposed installing 20-foot poles to accomplish that. Finally, he addressed the stucco wall issue and stated that although it is not required, his client desires to construct it although it will be at a shortened height and it will match the adjacent building and be enhanced by landscaping.

Responding to COMMISSIONER NIGRO'S query, MR. LEOBOLD confirmed that the handicap stall is not a requirement, but based on the revised design there is much less encroachment than the original design. VICE CHAIRMAN QUINN commended the applicant on installing the handicap stall.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2429] and Item 36 [SDR-2430] was held under Item 35 [ZON-2429].

(10:03 – 10:20)

3-1231

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 35 – ZON-2429

CONDITIONS – Continued:

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of Public Works to determine appropriate elevations and drainage flow paths prior to the submittal of any construction drawings for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2430 - JAMES MARK, LIMITED LIABILITY COMPANY ON BEHALF OF JAMES J BROWN, ET AL - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping standards FOR A PROPOSED PARKING LOT on 0.16 acres at 421 South 6th Street (APN: 139-34-710-010), R-4 (High Density Residential) Zone, [PROPOSED: C-1 (Limited Commercial) Zone] Ward 1 (Moncrief).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with the following amendments:

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a relocated monument sign that complies with the five-foot setback requirement, and the provision of a van-accessible handicap space *that is designed to the satisfaction of the Planning and Development Department* and which otherwise meets ADA standards for a van accessible parking space. The van accessible handicap space shall be striped per Title 19 standards (Section 19.10.G.3a).
7. Parking lot lighting standards shall be no more than **20** feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 36 – SDR-2430

MOTION – Continued:

9. *The height of any newly constructed walls shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.*

– UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2429] and Item 36 [SDR-2430] was held under Item 35 [ZON-2429].

(10:03 – 10:20)

3-1231

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2429) to C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a relocated monument sign that complies with the five-foot setback requirement, and the provision of a van-accessible handicap space that is located a minimum of 15 feet from the front property line along 6th Street, and which otherwise meets ADA standards for a van accessible parking space. The van accessible handicap space shall be striped per Title 19 standards (Section 19.10.G.3a).

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 36 – SDR-2430

CONDITIONS – Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. All landscape materials meet the minimum spacing and planting requirements of the Las Vegas Urban Design Guidelines and Standards.
7. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any newly constructed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. Site development to comply with all applicable conditions of approval for ZON-2430 and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-2457 - DONNA F. BEAM REVOCABLE TRUST - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with EVANS and GALATI voting No and TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the Request for Rezoning is appropriate as the site is designated Service Commercial in the General Plan. Regarding the Site Development Plan Review, the building will be pushed up front to the street with the parking located at the rear.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 37 – ZON-2457

MINUTES – Continued:

MR. CLAPSADDLE also noted that the applicant was sent a letter regarding staff's concerns on parking as the project develops.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, pointed out that one of conditions requires two loading zones; however, the developer prefers just one loading zone at each building based on the amount of square footage of each building. MR. CLAPSADDLE concurred but followed up by saying that if there are any intense developments, staff would reserve the right to make changes.

CATHY BEST, 7548 Holloran Court, appeared in opposition. She stated that certain types of commercial may not be compatible to the community and believe there should be certain types of restrictions placed on this retail establishment. She expressed concerns regarding the hours of operation and suggested limiting the establishments that provide alcohol, gaming and tobacco. Because of the close proximity to a school, she stated that loitering, vandalism, and jay-walking will result.

ATTORNEY GRONAUER stated that this is a C-1 zoning that complies with the Master Plan, but more importantly the project was designed so as not to impact the surrounding residential. He also stressed that if the developer had any plans to have gaming or any type of alcohol uses, it would have to come before the Commission at a public hearing. He maintained that at the present time, there are no such plans.

COMMISSIONER GALATI stated that he would be more comfortable with office uses. ATTORNEY GRONAUER expressed that it is important to have a mix of office and retail. MR. CLAPSADDLE, responding to COMMISSIONER GALATI'S suggestion, that one of the restrictions of N-S (Neighborhood-Service) is square footage, with restaurants limited to 2,000 square and structures limited to 3,500 square feet. An additional option would be the office land use category that limits the uses to offices. COMMISSIONER NIGRO understood the applicant's position and felt it would be a hardship to impose the office designation in light of it already conforming to the Master Plan. COMMISSIONER McSWAIN asked whether restrictions could be considered to eliminate those uses that would be an imposition to the neighborhood. COMMISSIONER EVANS also had reservations that this southern portion of the project might seriously impact the adjacent residential.

MR. CLAPSADDLE stated that the Office designation is more restrictive than C-1 but is not permitted in the Service Commercial land use category. Therefore, if the Commission preferred the Office designation, it would necessitate a General Plan Amendment to Office.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 37 – ZON-2457

MINUTES – Continued:

MR. LEOBOLD commented that when the applications were reviewed, staff determined that if the project were mostly retail, there would be a smaller surface of parking; if it were all restaurant, they would only have half of what was required; therefore, it more or less amounts to having one restaurant on each of the two sites to avoid running out of adequate parking spaces.

COMMISSIONER NIGRO expressed that, having developed similar projects, he was not aware of any of the allowed uses that would severely impact the neighborhood and was certain that anything that would have any impact, would be coming before the Commission as a Special Use Permit request.

Prior to the motion, COMMISSIONER McSWAIN asked about a time restriction. MR. CLAPSADDLE stated that uses more intense as far as hours of operation, traffic and parking would require the use permit and at that time, any restrictions would be conditioned. DEPUTY CITY ATTORNEY BRYAN SCOTT concurred.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 37 [ZON-2457] and Item 38 [SDR-2458] was held under Item 37 [ZON-2457].

(10:20 – 10:48)

3-1896

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and all additional rights-of-way required by Standard Drawing #234.1 or 234.3 and #234.2 for bus turnouts prior to or concurrent with the commencement of on-site development activities unless specifically allowed otherwise by the City of Las Vegas Traffic Engineer in writing.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 37 – ZON-2457

CONDITIONS – Continued:

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 37 – ZON-2457

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study for both parcels comprising this overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2458 - DONNA F. BEAM REVOCABLE TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with EVANS and GALATI voting No and TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 37 [ZON-2457] and Item 38 [SDR-2458] was held under Item 37 [ZON-2457].

(10:20 – 10:48)
3-1896

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 38 – SDR-2458

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-2457] to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit, to reflect access aisles on both sides of all handicap spaces, in accordance with Title 19.10.G.3.a.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center where fronting on to streets or adjacent to residential areas and 30 feet on-center for other perimeters and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 38 – SDR-2458

CONDITIONS - Continued:

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout for both parcels comprising this overall site prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2457 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2468 - ORION OUTDOOR MEDIA ON BEHALF OF W.H. BAILEY FAMILY TRUST AND WILLIAM H & ANNA L BAILEY TRUST - Request for a Variance TO ALLOW A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 253 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM OF 300 FEET IS REQUIRED; AND 160 FEET FROM ONE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AND 276 FEET FROM ANOTHER EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION REQUIRED at 208 East Sahara Avenue (APN: 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the applicant desires to construct a new billboard to replace the existing off-premise sign. Staff determined that the new sign is within 300 feet of property zoned residential and that there is no location on the present site that would be in compliance with the separation distance.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 39 – VAR-2468

MINUTES – Continued:

VICKY TROY appeared on behalf of the applicant. She concurred with staff's presentation and stated that if the application were not approved, the existing billboard would remain at the present location. She stated that the proposed billboard will be more attractive unlike the existing one which has no panel on the backside.

TODD FARLOW, 240 North 19th Street, asked when this billboard would be scheduled for review. MR. CLAPSADDLE stated that a new lease would need to be renegotiated as the present lease has expired. MR. FARLOW commented that there are too many billboards in the area and with the monorail coming in, several changes to the area can be anticipated.

MS. TROY mentioned that the lease is a contract between the billboard company and the property owner.

COMMISSIONER McSWAIN asked for the applicant's description of the new sign and asked if the applicant would be receptive to the signs erected on the Chelsea Properties. MS. TROY remarked that she was unaware of the cost of such a sign but would give consideration to the suggestion. COMMISSIONER EVANS reminded that revenues are generated from billboard signs. He asked if the present sign is grandfathered in. He also agreed with the previous comments that, if approved, this sign should closely resemble the Chelsea signs. VICE CHAIRMAN QUINN questioned whether a review would be required if approved. COMMISSIONER EVANS argued that signs standards should be set and to meet those standards, the Commission can choose to disapprove the applications not in compliance.

ROBERT GENZER, Director of Planning and Development Department, stated that the Commission can impose any condition they desire for the new billboard.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 39 [VAR-2468] and Item 40 [SUP-2467] was held under Item 39 [VAR-2468].

(10:48 – 11:09)
3-3250/4-1

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 39 – VAR-2468

CONDITIONS – Continued:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-2467).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2467 - ORION OUTDOOR MEDIA ON BEHALF OF W.H. BAILEY FAMILY TRUST AND WILLIAM H & ANNA L BAILEY TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 208 East Sahara Avenue (APN: 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 40 – SUP-2467

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 39 [VAR-2468] and Item 40 [SUP-2467] was held under Item 39 [VAR-2468].

(10:48 – 11:09)

3-3250/4-1

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-2468) to allow the Off-Premise Advertising (Billboard) Sign to be 253 feet from the residentially zoned property and 160 feet from one Off-Premise Advertising (Billboard) Sign and 276 feet from another Off-Premise Advertising (Billboard) Sign where 300 feet is the minimum distance separation required.
2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
3. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing Off-Premise Advertising Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 40 – SUP-2467

MINUTES – Continued:

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the northwest corner of Sahara Avenue and Santa Clara Drive prior to the issuance of any permits. This condition shall not be enforced if the applicant provides proof of existing signage or other permanent improvements within the area requested for dedication.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2490 - JOSEPH PROCIDA ON BEHALF OF GROUP MANAGEMENT INC. A HAWAII CORPORATION, TRUSTEE - Request for a Variance TO ALLOW 47 PARKING SPACES WHERE 64 PARKING SPACES ARE REQUIRED, AND TO ALLOW A 47-FOOT SETBACK FROM THE NORTH PROPERTY LINE AND A 20-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 60-FOOT SETBACK for a proposed retail center on 0.96 acres located adjacent to the west side of Nellis Boulevard, approximately 700 feet south of Washington Avenue (APN: 140-29-716-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the situation where the 11,300 square foot building is too large for the site. There are many waivers and variances being sought. The project does not meet parking or residential adjacent standards. The 24-foot parking aisle width is not provided as required by Code. A reduction of the 15-foot landscaping planter to 10 feet along Nellis Boulevard is being requested and that all landscaping along the

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 41 – VAR-2490

MINUTES – Continued:

side of the building be eliminated. Additionally, the applicant is requesting the trash enclosure be permitted 5 feet from the property line adjacent to residential properties rather than the 50 feet required and one loading zone where two are required. Staff cannot support the number of waivers and variances required and recommends denial of both applications.

ROY SMITH, Roy Smith Architects, 3531 East Russell Road, Suite H, appeared on behalf of the applicant. The mitigating circumstances of the project justify the waivers and variances. This infill project involves property where existing buildings exceed the residential adjacency standards. There is a large landscape area between this property and the existing building to the west and north side, along an entrance into the condominium project. It is a small commercial, one-story project and the height is a result of a 15-foot ceiling in the wholesale area for the stacking of pallets and the exterior parapet to screen the equipment. During the design review, MR. SMITH discussed with staff that the applicant is a tile wholesaler who will occupy 5,000 square feet of the building. The parking requirements are for a retail business. The City will be able to monitor parking. The parking provided complied with the previous code requirements and complies with a wholesale use. The parking aisle was a technical error which has been corrected. This is an attractive building, compatible with development along Nellis Boulevard. They would agree to intensely landscape the west side.

MR. CLAPSADDLE discussed with COMMISSIONER McSWAIN the placement of a wholesale business not justifying a 67% parking reduction. COMMISSIONER McSWAIN supported the argument for the height of the building and landscaping, but not for the parking and other waivers and variances. The building could be converted to another use. MR. SMITH suggested that the City monitor the parking. He could not confirm that the business license is for wholesale. VICE CHAIRMAN QUINN pointed out that the zone is for retail use and not wholesale. MR. CLAPSADDLE explained that the Code does not differentiate between retail and wholesale uses within this zoning district as it does in other districts. Every property is monitored as the site is developed and tenant traffic is closely monitored to ensure parking standards are enforced. Reasonable use of a property is the key. This site is large enough for a reasonable use without requiring numerous waivers and variances. VICE CHAIRMAN QUINN expressed a concern with granting such waivers and variances which connect with the land and not the use. Those could be utilized by another tenant in the future. COMMISSIONER McSWAIN indicated her long-standing position not to support requests which could require even further concessions in the future.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 41 – VAR-2490

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(11:09 – 11:22)
4-438

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2489 - JOSEPH PROCIDA ON BEHALF OF GROUP MANAGEMENT INC. A HAWAII CORPORATION, TRUSTEE - Request for a Site Development Plan Review, a Reduction in the amount of Perimeter Landscaping and Waivers of the Commercial Development Standards FOR A PROPOSED 11,230 SQUARE-FOOT RETAIL BUILDING on 0.96 acres located adjacent to the west side of Nellis Boulevard, approximately 700 feet south of Washington Avenue (APN: 140-29-716-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 42 – SDR-2489

MINUTES – Continued:

NOTE: See related Item 41 [VAR-2490].

(11:09 – 11:22)

4-438

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-2449 - EL GRAN PATRON - Request for a Variance TO ALLOW A PROPOSED FREESTANDING SIGN ONE FOOT FROM THE FRONT AND SIDE PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 0.32 acres located at 930 South 4th Street (APN: 139-34-410-247), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

This is Final Action

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

MARGO WHEELER, Deputy Director of Planning and Development Department, summarized the location of the project on a one-way street. The proposed sign would be located at the corner intersection. The setback requirement is for sight-vision clearance usually required. Because of the extraordinarily wide 15 feet 10 inch sidewalk as well as the unusually wide, one-way street configuration eliminating any right-turn southbound, the sign can be designed to be compatible with the building. For those reasons, staff recommends approval.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 43 – VAR-2449

MINUTES – Continued:

BRENDA GASTINEAU, Federal Sign, 3900 West Dewey Drive, appeared on behalf of the applicant and concurred with the conditions. She added that a 10-foot right-of-way was dedicated to the City that brought the property line right to the building. She presented a plan demonstrating the one-foot setback. As a result of that dedication, there is no other place for the sign.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(11:22 – 11:24)

4-866

CONDITIONS:

Planning and Development

1. Conformance to all applicable Conditions of Approval for Site Development Plan Review Z-0100-64(177).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

3. The sign shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2471 - APPLEBEE'S ON BEHALF OF 36 ACRE LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on 1.47 acres adjacent to the east side of Durango Drive, approximately 800 feet south of Deer Springs Way (APN: portion of 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, advised that this is the latest supper club application of a number of such applications on the Montecito Crossing site. It meets all standards pursuant to the Montecito Town Center Development Agreement and previous site plan approval. There are no sensitive uses in the zoning code within the 400-foot separation requirement and staff recommends approval of the special use permit. There is a waiver request in the site development plan review as to 60% of the building façade. Since the Development Agreement and previous site plan are silent on that issue, the waiver is required and acceptable in the context for this site. There is a concern with parking where 3 of the 100 required spaces

are allocated for to-go/pick-up orders. Despite the original surplus of parking, the developer has

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 44 – SUP-2471

MINUTES – Continued:

agreed to provide frequent calculations of the on-site parking as uses come in. The Timberlake neighborhood, located 1400 feet east of the overall site and 2500 feet from this use was notified.

ELIZABETH SCOTT, WRG Design, Inc., 2260 Corporate Circle, Suite #430, appearing on behalf of the applicant, indicated that precedent has been set for the request and the façade waiver and concurred with the conditions. The design will conform with the Montecito Center and compliment the surrounding area.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 44 [SUP-2471] and Item 45 [SDR-2472] was held under Item 44 [SUP-2471].

(11:24 – 11:29)

4-958

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use and to the relevant provisions of the Montecito Town Center Development Agreement.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2472).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2472 - APPLEBEE'S ON BEHALF OF 36 ACRE LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of Town Center Development Standards FOR A PROPOSED 5,388 SQUARE-FOOT SUPPER CLUB on 1.47 acres adjacent to the east side of Durango Drive, approximately 800 feet south of Deer Springs Way (APN: portion of 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 45 – SDR-2472

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 44 [SUP-2471] and Item 45 [SDR-2472] was held under Item 44 [SUP-2471].

(11:24 – 11:29)

4-958

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-2471) for a Supper Club approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The developer shall provide a calculation to the satisfaction of the Planning and Development Department, prior to issuance of any building permits, showing how all required on-site parking will be satisfied for this proposed pad site development in the context of all the other approved/anticipated uses on the overall site, to ensure that there is adequate on-site parking for the development, in accordance with the Montecito Town Center Development Agreement, the Town Center Development Standards Manual and Title 19.
5. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. Pursuant to the Montecito Town Center Development Agreement, development must comply with the approved Master Sign Plan for the Montecito Town Center area, and such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 45 – SDR-2472

CONDITIONS – Continued:

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. If not already constructed or guaranteed by the Master Developer, construct the full-width of the proposed driveways accessing Durango Drive and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
16. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting this overall subdivision to the abutting public streets.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 45 – SDR-2472

CONDITIONS – Continued:

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0076-98, the Montecito Lifestyle Center Commercial subdivision and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2478 - MTC-118, INC. ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED TAVERN on 0.79 acres located adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive (APN: a portion of 125-20-710-004), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that MR. GRONAUER’S law firm represented him in Henderson on a zoning item, but no longer represents him with regard to zoning and he would be voting on the items.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, referred to an aerial photograph to clearly delineate the location of the use on the overall Montecito Center. Under the Development Agreement, there is no separation between taverns and this application meets all conditions. Staff recommends approval of the Special Use Permit. As for the Site Development Plan Review, there is a concern with the parking provided.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 46 – SUP-2478

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 46 [SUP-2478] and Item 47 [SDR-2482] was held under Item 46 [SUP-2478].

(11:29 - 11:33)

4-1142

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-2482.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. Conformance to all relevant Minimum Requirements under the Montecito Town Center Development Agreement for a “Liquor Establishment (Tavern)” use.
6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
7. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2482 - MTC-118, INC. ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN on 0.79 acres located adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive (APN: portion of 125-20-710-004), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) land use designation, Ward 6 (Mack).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that MR. GRONAUER’S law firm represented him in Henderson on a zoning item, but no longer represents him with regard to zoning and he would be voting on the items.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 47 – SDR-2482

MINUTES – Continued:

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 46 [SUP-2478] and Item 47 [SDR-2482] was held under Item 46 [SUP-2478].

(11:29 - 11:33)

4-1142

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-2478) for a Tavern approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The building elevations shall meet Montecito Town Center Development Agreement Standards, primarily along the Deer Springs Way frontage. The revised elevations shall be approved by the Planning and Development Department prior to the submittal of building permits for this development.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Pursuant to the Montecito Town Center Development Agreement, compliance with approved Master Sign Plan MSP-0013-01 is required for on-premise signs in the Development Agreement area, and such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 47 – SDR-2482

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. If not already constructed by the Master Developer, construct the full width of the proposed driveways accessing this site and construct appropriate on-site paving to allow for two-way vehicular traffic concurrent with development of this site.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Town Center Development Standards concurrent with development of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 47 – SDR-2482

CONDITIONS – Continued:

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for Z-76-98(24), the Montecito Lifestyle Center (Commercial Subdivision) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2452 - HOULIHAN'S ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED on property located at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: COMMISSIONER NIGRO disclosed that MR. GRONAUER’S law firm represented him in Henderson on a zoning item, but no longer represents him with regard to zoning and he would be voting on the items.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 48 – SUP-2452

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, explained that this application will allow a maximum of five table-top slot machines in conjunction with an existing supper club/restaurant. There are several facilities in the area with the same entertainment, the use is within and consistent with an established commercial district. It is harmonious and compatible with surrounding development and staff recommends approval.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Houlihan's and concurred with the conditions.

COMMISSIONER GOYNES indicated that he had no concern with the request after he toured the restaurant and viewed the proposed location for the machines.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(11:33 – 11:35)

4-1266

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning Z-0084-96 and Special Use Permit U-0018-97.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a gaming license.
5. This business shall operate in conformance to Chapter 6.40 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2455 - TERRIBLE HERBST OIL COMPANY ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION on 1.46 acres adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-007), T-C (Town Center) Zone [GC-TC (General Commercial – Town Center) land use designation], Ward 6 (Mack).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this application will be next to the Jim Marsh property. It meets the standards established for Town Center development as well as the 400-foot distance requirement from any sensitive uses. Staff recommends approval.

JOE GENGO, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard South, appeared on behalf of the applicant and concurred with the conditions, with the exception of Condition 7 prohibiting the sale of individual containers. The store employees are trained and will monitor the situation to make sure the neighborhood stays nice.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 49 – SUP-2455

MINUTES – Continued:

COMMISSIONER GALATI pointed out that the condition is being imposed on all applications and should not be removed from this application. VICE CHAIRMAN QUINN advised the applicant to plead his case to the higher authority.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(11:35 – 11:38)

4-1367

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Premise Consumption) and the Town Center Development Standards Manual for Alcoholic Beverage Sales/Liquor Stores.
2. Conformance to the Conditions of Approval for Special Use Permit U-0097-02, Special Use Permit U-0098-02 and Site Development Plan Review SD 0034-02.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2485 - BLEU GOURMET, LIMITED LIABILITY COMPANY ON BEHALF OF MICAH 6:8 HOLDING, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) on a portion of 8.26 acres located at 8751 West Charleston Boulevard, (APN:163-05-502-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 08/06/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, pointed out that this would allow the off-premise consumption sale of alcohol within a gourmet food store. The use is within an established commercial district and no sensitive uses were identified within the 400-foot distance requirement. The use would be harmonious with the area. There is a proposal to include a wine-tasting area within the store as an accessory function. Staff recommends approval.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 50 – SUP-2485

MINUTES – Continued:

SANDEEP AHUJA, Bleu Gourmet, Limited Liability Company, 575 Oakmount Place, Suite #3103, appeared on behalf of the applicant and concurred with the conditions. He requested clarification that wine bottles may be sold by the case, but could also be sold separately. This would also include imported ales. ROBERT GENZER, Director of Planning and Development Department, indicated that similar situations have arisen with other establishments. It is recognized that certain products do come as MR. AHUJA described. The intent is that normal six-packs cannot be broken up and sold separately.

DEBRA MATULA, 1521 Padova, appeared on behalf of the Valley West neighborhood. The neighborhood has been very happy with being included in a review prior to the public hearings. This is consistent with everything the neighborhood wanted to see in this area. It is high-end and within walking distance. She urged that the application be approved.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(11:38 – 11:43)

4-1458

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Premises Consumption).
2. Conformance to the Conditions of Approval for Site Development Plan Review SDR-1307.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 50 – SUP-2485

CONDITIONS – Continued:

6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2477 - MEHRDAD MOSTAFAEIPOUR - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping requirements FOR A PROPOSED 6,000 SQUARE-FOOT DENTAL OFFICE on 0.53 acres adjacent to the north side of Cheyenne Avenue, approximately 120 feet west of Metro Academy Way (APN: 138-07-411-006), PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission Meeting – UNANIMOUS with TRUESDELL excused

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that a dental office is proposed for the site. He noted that the applicant since the original submittal has revised the site plan that now provides the required number of parking spaces. Staff had no problem with the waiver requests.

KEVIN GOUVEIA, 3420 Painted River Lane, appeared on behalf of the applicant. He asked for clarification regarding Condition 2 relevant to the building elevations. He stated that the applicant has opted to construct a flat roof conducive with the architectural design of other properties. ROBERT GENZER, Director of Planning and Development Department, asked if the revised Site Plan was submitted to staff. MR. GOUVEIA replied it was not.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 51 – SDR-2477

MINUTES – Continued:

COMMISSIONER GALATI had no problems with the redesign.

In regards to the lot layout, MR. GOUVEIA stated that when the property was surveyed, it was discovered that because of the encroachment from the adjacent owner, it was difficult for his client to comply with the required parking fingers and tree wells. COMMISSIONER GALATI stated that inasmuch as this will be final action, he was not comfortable approving an application, not having seen a site plan depicting the applicant's proposal.

TOM MOSS, 9960 West Cheyenne, appearing on behalf of Conquistador Plaza owners, expressed their desire to review any site plans before they are approved. MR. MOSS presented a list of conditions drawn up by the property owners that stipulated (1) 15-foot setbacks on Cheyenne and (2) disapprove any waiver to reduce the landscaping along Cheyenne.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(11:43 – 11:55)

4-1667

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2484 - D. R. HORTON, INCORPORATED - Request for a Site Development Plan Review FOR A PROPOSED 110-LOT SINGLE-FAMILY ATTACHED CLUSTER DEVELOPMENT on approximately 17.00 acres adjacent to the northwest corner of Decatur Boulevard and Deer Springs Way (APN: 125-24-603-007 and 011 and 125-24-604-010), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with McSWAIN abstaining as her firm is currently bidding work for D.R. Horton and TRUESDELL excused

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this application is the implementation of one of the conditions of the rezoning affecting the subject site as well as the parcel to the west of this site. He noted that the applicant will provide the required open space and meets the density requirements.

JERRY SLATER, 2580 Anthem Village Drive, appeared on behalf of the applicant, concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 52 – SDR-2484

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(11:55 – 11:58)

4-2179

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 4 feet to the front of the garage as measured from back of curb, 3 feet on the side, 10 feet on the corner side, and 5 feet in the rear.
5. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 52 – SDR-2484

CONDITIONS – Continued:

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes on Deer Springs Way prior to or concurrent with the commencement of on-site development activities unless specifically allowed otherwise by the City of Las Vegas Traffic Engineer in writing.
13. The internal street design as shown without knuckles on the plan submitted to the City Engineer, is accepted as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 51 – SDR-2484

CONDITIONS – Continued:

16. Site development to comply with all applicable conditions of approval for Z-0056-02 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 10, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2439 - CITY DEVELOPMENT GROUP ON BEHALF OF CITYSTOP VI, LIMITED LIABILITY COMPANY - Request for a Review of Condition #5 of an approved Site Development Plan Review [Z-0007-94(6)], which limited freestanding signage on the site to a maximum height of 15 feet on property located at 3250 North Durango Drive (APN: 138-09-422-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 08/06/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

For the record, ROBERT GENZER, Director of Planning and Development Department, noted that the correct ward designation should be Ward 4 (Brown)

GARY LEOBOLD, Planning and Development Department, explained that the applicant wishes to modify Condition 5 to raise the height of the freestanding sign to 21 foot 2 inches.

SCOTT EATON, 300 South 4th Street, representing the applicant, concurred with staff's recommendation.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 53 – ROC-2439

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked why the taller sign is required. MR. EATON explained that the change would accommodate the standard panel for the Jack-in-the-Box advertisement.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(11:58 – 12:02)

4-2338

CONDITIONS:

Planning and Development

1. Condition Number 5 of Site Development Plan Review [Z-0007-94(6)] shall read as follows:

“Freestanding signage shall be limited to one freestanding sign, with a maximum height of 22 feet, identifying the retail center and its tenants and gasoline prices, adjacent to Durango Drive. The sign shall use materials and colors reflecting the commercial buildings. Wall signage throughout the commercial center shall be uniform in size and appearance.”
2. Conformance to all other conditions of approval for Site Development Plan Review [Z-0007-94(6)] and subsequent site-related actions.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-2432 - HORACE DEL VALLE - Request for a Petition to Vacate a portion of E Street generally located south of Morgan Avenue, Ward 5 (Weekly).

SET DATE: 07/16/03 C.C. 08/06/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL excused

To be heard by the City Council on 8/6/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated this vacation will be incorporated into the adjacent parcel for development. The Vacation is in order and staff recommends approval.

HORACE DEL VALLE asked for approval of his request and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, asked what the applicant proposed to build. MR. DEL VALLE responded it would be a four-plex.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 54 – VAC-2432

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(12:02 – 12:04)

4-2500

CONDITIONS:

1. Retain appropriate radius at the southwest corner of E Street and Morgan Avenue.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Code of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-2422 - PHD PROPERITES, INC. ON BEHALF OF CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO PROPOSED RETAIL PAD SITES WITHIN AN APPROVED COMMERCIAL DEVELOPMENT on 2.37 acres adjacent to the southeast corner of Buffalo Drive and Skypointe Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESELL excused

This is Final Action.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held because the applicant was out-of-state. MR. CLAPSADDLE pointed out to the applicant that staff recommends more enhancement of the building façade and stated that Condition 4 requires the installation of stamped concrete within the Buffalo Drive median.

BILL DAVIS, 2235 South Rainbow Boulevard, accepted staff's recommendations.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 55 – SDR-2422

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(12:04 – 12:07)

4-2596

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The elevations shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation adjacent to Skypointe Drive and Buffalo Drive.
4. The applicant shall install stamped concrete to match Town Center pavement standards within the Buffalo Drive median.
5. The applicant shall provide one 24-inch box tree per every six parking spaces within landscape planters in the parking lot.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be screened and include a roof.
7. Conformance to the applicable Conditions of Approval for Rezoning (Z-0074-99), and Site Development Plan Reviews [Z-0074-99(1) and Z-0074(2)].
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 55 – SDR-2422

CONDITIONS – Continued:

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - DIR-2561 - CITY OF LAS VEGAS - Appointment of alternate Planning Commissioners to the Centennial Hills Architectural Committee (CHARC), Downtown Signage Review Committee (DRC), Parkway Center Architectural Committee (PC-ARC), and the Downtown Entertainment Overlay District Design Review Committee (DEOD-DRC).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

APPOINTMENTS made

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, listed four Review Committees and asked for volunteers to serve as alternates, two each for each Committee. MS. WHEELER accepted the following volunteers

CHARC – Centennial Hills Architectural Review Committee:

Member TODD NIGRO

Member BYRON GOYNES

DRC (Downtown Signage Review Committee:

Member CRAIG GALATI

Member TODD NIGRO

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 56 – DIR-2561

MINUTES – Continued:

PC-ARC (Parkway Center Architectural Review Committee:
Member BYRON GOYNES
Member

DOED-DRC (Downtown Entertainment Overlay District Design Review Committee:
Member LAURA McSWAIN
Chairman RICHARD TRUESDELL

VICE CHAIRMAN volunteered to have his name added to the list.

(12:07 – 12:12)

4-2962

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-2613 - CITY OF LAS VEGAS - Request to amend the Southeast Sector of the General Plan to adopt the Beverly Green/ Southridge Neighborhood Plan, Ward 3 (Reese).

THIS ITEM WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED – UNANIMOUS with TRUESDELL excused

To be heard by the City Council on 8/6/2003.

NOTE: DIR-2613 was placed on the AM portion of the 8/6/2003 City Council agenda as R-108-2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

YORGO KAGAFAS, representing the Office of Neighborhood Services, explained that three meetings were held that enabled all major neighborhood interest groups to participate. He also stated that all standards of the Neighborhood Planning process were met and upon completion the draft documents were reviewed by the appropriate boards and departments.

ATTORNEY JOHN DELAKANAKIS, acknowledged those in the audience who actively participated in the drafting of this Neighborhood Plan. He stressed that one of the important factors was the inclusion of businesses in this plan.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 57 – DIR-2613

MINUTES – Continued:

COMMISSIONER GALATI complimented those who worked on this plan and remarked that the with the establishment of these guidelines, they enable the City to become aware of what people want to have happen in their neighborhoods. He also stated that this plan is excellent and should be used as a model for other neighborhoods. COMMISSIONER GALATI, having thoroughly reviewed the Plan, commented on the sections dealing with signage compliance, monthly recognition of owners who upkeep their properties, building heights, and street pavements.

COMMISSIONER EVANS felt that this document could be a benchmark for other neighborhoods and asked Public Works staff to comment on the issue addressing speeding, measures to be taken, and the City's role in mitigation. BART ANDERSON, Public Works Department, stated that the various strategies outlined in the Neighborhood Plan are worthy of further investigation and the City would have no problem working with the community; however, he did emphasize that the City would not be obligated to implement every proposal.

COMMISSIONER McSWAIN agreed that the Neighborhood Plan is an excellent document and asked whether it precedes going forward with historic preservation of this neighborhood. ATTORNEY DELAKANAKIS replied that the neighborhood does not meet the criteria simply because the homes are not old enough. MR. KAGAFAS added that the Neighborhood Planning process calls for a Plan to be a five-year document and is required to be reviewed in five years in order to be an active document. He stated that staff's recommendation to the Planning Team was to exclude the historic designation in their Plan because they did not qualify because of age.

COMMISSIONER NIGRO asked if approved, whether this Plan becomes a recommending document. MARGO WHEELER, Department of Planning and Development Department, explained that staff relies on a specific chart that designates whether a proposed project is located in a special plan area, whether it is located within Town Center, or whether it is in the Overlay District and based on that location would make recommendations as to whether it is compatible.

ROBERT GENZER, Director of Planning and Development Department, clarified that approval of this document does not constitute amending the Southeast Sector of the General Plan

VICE CHAIRMAN QUINN agreed with his colleagues that this Neighborhood Plan is an excellent document. He recognized MR. and MRS. LINDNER, former neighbors of his, who were seated in the audience.

PLANNING COMMISSION MEETING OF JULY 10, 2003
Planning and Development Department
Item 57 – DIR-2613

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(8:16 – 8:36)
2-1365



**PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 10, 2003**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

DAN CONTRERAS, Bonanza Village, spoke against the EOB and their plans for transitional housing. On the overhead, he showed the proposed plans that would house former drug center clients. He asked staff to look into this situation. He also showed pictures of apartment complexes that are surrounded by wrought iron fencing and questioned whether permits were pulled for them. MR. CONTRERAS also addressed the infiltration of day laborers on Bonanza Road, Rancho Drive and along Vegas Drive. Lastly, he submitted a flyer indicating that the vacated VA Building located on the corner of Vegas Drive and Martin Luther King will soon be up for sale.

(12:12 – 12:20)

4-2815

TODD FARLOW, 240 North 19th Street, spoke on an article in the Las Vegas Mercury. The article addressed complaints from communities regarding commercial encroachments. He pointed out that the article states that big developers bid on Bureau of Land Management land and subsequently bring to the Planning Commission projects that they make demands regarding density.

(12:20 – 12:22)

4-3451

MEETING ADJOURNED AT 12:22 A.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK

City of Las Vegas